

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR



October 10, 2014

Geng Chen Enterprises, Inc
2918 Martin Luther King Jr. Ave, SE
Washington, DC 20011

Re: Lot 0030 in Square 5951
2918 Martin Luther King Jr. Ave, SE
Washington, DC 20032
(First Floor)
Zoned C-2-A

RECEIVED
D.C. OFFICE OF ZONING
2014 NOV -7 PM 3:12

Dear Mr. Chen:

Your certificate of occupancy application #CO-1402954 filed to use the subject premises as a "Deli" is disapproved due to the need for Board of Zoning Adjustment approval.


You will be required to obtain a special exception under the provisions of DCMR Title 11, Section 733 to establish your use in the C-2-A Zone.

The Board of Zoning Adjustment has authority to grant special exception under provisions of DCMR Title 11, Section 3104.1.

This letter must be presented to the Office of the Board of Zoning Adjustment, Room 210, 441 4th Street, N.W., when filing for the hearing. If your request is granted, a new certificate of occupancy application must be filed.

Note: All applicants must provide the Office of the Zoning Administrator with submission verification, in the form of a formal receipt from the BZA, within 30 days of the date this memo.

Best Regards,


Matt LeGrant
Zoning Administrator

1100 4th Street, SW 3rd Floor Washington, D.C. 20024
Phone: (202) 442-4576 Fax: (202) 442-4871

Board of Zoning Adjustment
District of Columbia
CASE NO.18923
EXHIBIT NO.3

Explanation:

For many years the structure had been in use under the trade name of China Inn Deli for serving prepared food (or deli) by the last owner inside a business district crossing Martin Luther King, Jr. Avenue and Malcolm X Avenue. One side including housing number 2916, 2918, 2920, and 2922 Martin Luther King, Jr. Avenue has four stores, "Fragrance Beyond" (2916), offering hair products; south to Fragrance Beyond is "China Inn Deli" (2918) which offers Chinese fast food; south to China Inn Deli is "Azitouna " (2920), offering pizza; and its next is a liquors store (2922). Across the road has four stores, "Mart Liquors" (2931), Mary's Kitchen Carryout (2929; "Subway" (2927), offering fast food; and "Mellon Market" (2921), a grocery store. From above description, we see that this is a business section not close to residential area.

Strong reasons allow me to justify this application having met the specific tests identified in the Zoning Registration for variance.

- (1) It is within a heavily business section.
- (2) It is not immediately adjacent to residential homes.
- (3) It has plenty metered parking and two-hours free parking spaces along Martin Luther King, Jr. Avenue.
- (4) There is an alley in the northern side within one house distance where trash collection truck can easily drive in and drive out. At the end of the alley it is where the trash containers for all stores are located.
- (5) The shop now trading as "China Inn Deli" has been offering Chinese prepared food for perhaps decades.
- (6) And the fact that the application is to offer similar or identical menu makes it a strong case for you to approve. Since same business had been approved, for the sake of convenience, stability and continuity, we urge you to approve this application.

(For detailed explanation, please see the attached statement / & 2)

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